

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: BLACK CREEK L.C. & BLACK CREEK TRUST

This Department objects to this application.

On-street parallel parking is not allowed. Parking spaces must be removed from site plan.

A Special Taxing District is to be established for maintenance of common areas and lakes.

Lake slopes and typical sections for lakes are not reviewed under this application.

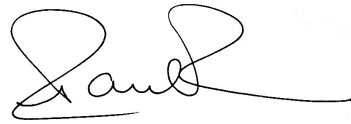
Landscaping and fences must comply with safe sight distance triangle requirements set forth in Sec. 33-11 of the Miami-Dade County Code.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 235 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
F-1095	SW 112 Ave. n/o SW 216 St.	A	A
9896	SW 216 St. e/o HEFT	B	B
9594	Old Cutler Rd. sw/o Franjo Rd.	B	B
9736	SW 112 Ave. n/o SW 232 St.	E	E
9904	SW 220 St. e/o US-1	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

A handwritten signature in black ink, appearing to read "Raul", with a long horizontal flourish extending to the right.

Raul A Pino, P.L.S.

03-FEB-05

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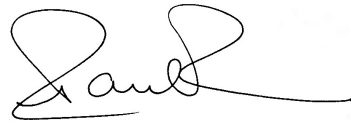
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